

1,437 - 4,157 SF OF MEDTAIL SPACE



Medtail Opportunity At Hawthorn 2.0

850-870 N Milwaukee Rd Vernon Hills, IL 60061

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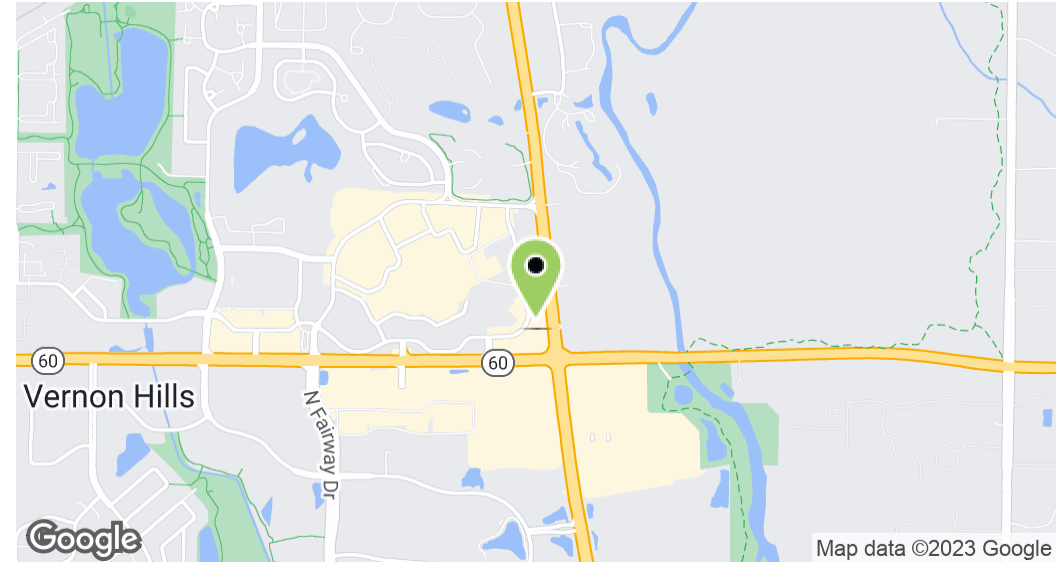
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REAL ESTATE &
PRACTICE ADVISORY

850-870 N Milwaukee Rd | Vernon Hills, IL 60061

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Join Northwestern Medicine and a mix of other national retailers at the most visible corner of the new Hawthorn 2.0 Redevelopment! This site offers unparalleled accessibility, visibility, and co-tenancy that will be a boost for any medical practice looking to expand or relocate to Vernon Hills.

Located on the Northwest Corner of Milwaukee Ave and Townline Rd, this Outlot Building provides the opportunity for any practice to benefit from Northwestern Medicine Immediate Care, Primary Care, Dermatology, and imaging Center as the main co-tenant in the building. The site offers great parking, signage, and multiple square footage configurations.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,437 - 4,157 SF
Lot Size:	2.9 Acres
Building Size:	48,942 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	702	2,578	5,789
Total Population	1,272	4,864	12,915
Average HH Income	\$100,805	\$106,035	\$122,060

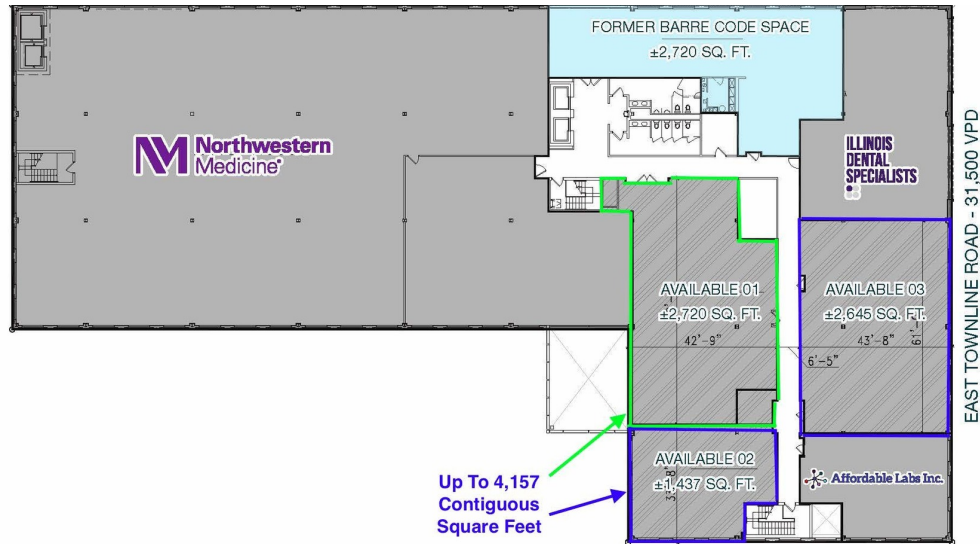


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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,437 - 4,157 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	2,720 - 4,157 SF	NNN	\$20.00 SF/yr	Shell Condition. Can Be Combined With Suite 202 For a Total of 4,157 SF
Suite 202	Available	1,437 - 4,157 SF	NNN	\$20.00 SF/yr	Shell Condition. Can Be Combined With Suite 201 For a Total of 4,157 SF
Suite 203	Available	2,645 SF	NNN	\$20.00 SF/yr	Shell Space

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HAWTHORN 2.0 REDEVELOPMENT

Hawthorn Row and Hawthorn Mall – Northeastern Aerial View



Hawthorn Row and Hawthorn Mall – Revised Phase II Site Plan



REDEVELOPMENT HIGHLIGHTS

- Completion of "The Domaine", a 311-unit apartment development housed in 2 Four-Story buildings on the east side of the mall by mid-2023
- An additional 250-unit development planned by January 2025, bringing the total number of apartments to 561
- 27,000 Square Feet of new retail/dining space
- 3 New building pad sites for future restaurant expansion
- "The new, enhanced vision for Hawthorn 2.0 is everything people want in a modern, connected day-to-night community...With the changes we're making to this center, we're taking the opportunity to reinvent the retail real estate of today, creating an entirely new kind of mixed-use destination that other developers will use as a model for the future."

Hawthorn Row and Hawthorn Mall – Southwestern View



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RETAILER MAP



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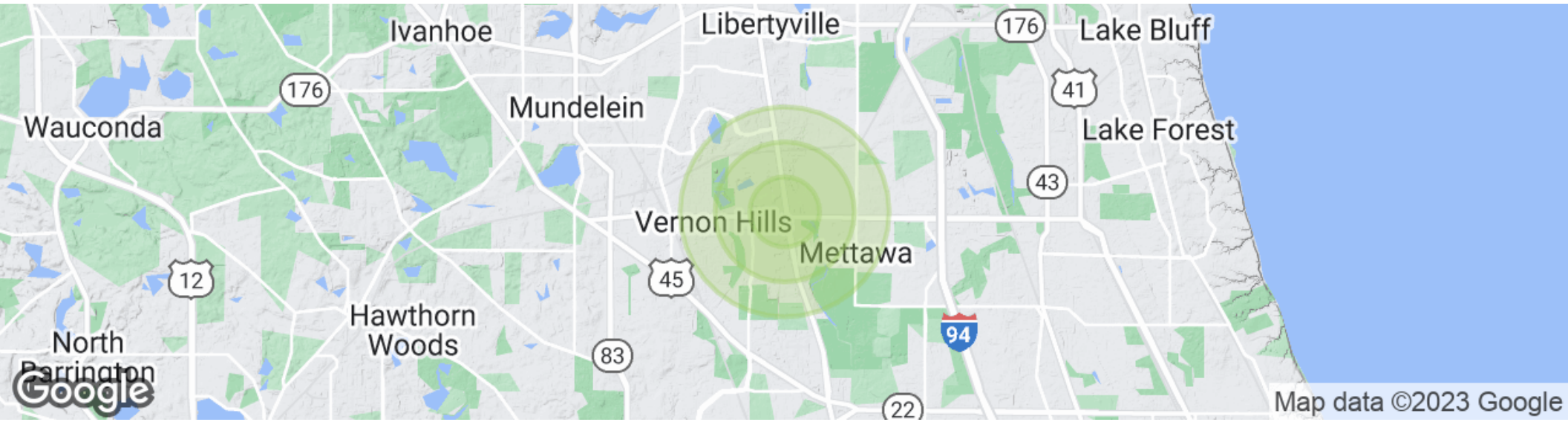


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,272	4,864	12,915
Average Age	48.2	47.5	44.1
Average Age (Male)	45.8	45.4	42.7
Average Age (Female)	52.0	50.7	45.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	702	2,578	5,789
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$100,805	\$106,035	\$122,060
Average House Value	\$348,585	\$360,734	\$374,506

* Demographic data derived from 2020 ACS - US Census



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